

**HAMILTON COUNTY BOARD OF ZONING APPEALS SOUTH DISTRICT  
ONE HAMILTON COUNTY SQUARE, SUITE 138  
NOBLESVILLE, INDIANA 46060**

DATE: Tuesday, November 16, 2004

TIME: 8:00 p.m.

PLACE: Hamilton County Commissioners' Courtroom/County Council Chambers, Main Floor, Hamilton County Government & Judicial Center, Noblesville, Indiana

**AGENDA**

1. Roll Call
2. Declaration of Quorum
3. Communication/Reports
4. Approval of Minutes – October 19, 2004
5. Old Business:
6. New Business:

**A) SBZA-R.V.-0010-11-2004 Requirement Variance Public Hearing 8:00 p.m.**

CONCERNING: Subdividing two parcels of land... Lots A & B. Each lot is proposed to be 2.15 acres in size; zoning ordinance required 10.0 acres each. Also... Lots A & B have no public road frontage; ordinance required 330.0 ft.

LOCATION: 19474 Victory Chapel Road, Noblesville, IN  
Wayne Township, Hamilton County

SIZE OF PROPERTY: 2.15 acres lot A and lot B

ZONE DISTRICT: A-2

PROPERTY OWNER: Sandra & Ted Speicher

**(B) NBZA-R.V.-0011-11-2004 Requirement Variance Public Hearing 8:00 p.m.**

CONCERNING: Location a 20.0 ft. by 12.0 ft. detached storage/accessory building in flood plain of White River used to store personal and business tools and materials and located within 85.0 ft. required front yard set-back from Clare Avenue.

LOCATION: 21397 Clare Avenue, Noblesville, Indiana  
Noblesville Township, Hamilton County

ZONING: A-3 / FPD

PROPERTY SIZE: 90.0 ft. by 77.0 ft.

PROPERTY OWNER: Chad Eastwood

7. Director's Report: Public meetings for the update of the Hamilton County Comprehensive Plan... November 30, 2004 for Wayne Township / Noblesville Township; December 01, 2004 For White River Township; and December 02, 2004 For Adams Township.
8. Legal Counsel Report:
9. Next BZA Meeting - Tuesday, December 21, 2004
10. Adjournment